



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors Meeting

Wednesday, July 10, 2024 3:00 p.m.

Midland City Hall ~ City Council Chambers

1. Roll Call: Paul Barbeau, Bo Brines, Britney Hyde, Michael Jones, Brad Kaye, David Kell, Julia Kepler, Jon Lauderbach, Jim Malek, Chris Moultrup, Kevin Scorsone, Tony Stamas
one board vacancy
2. Welcome new board member Julia Kepler, Serendipity Road/Joyful Tantrum
3. Approval of the DDA Minutes from the meetings of May 8, 2024 DDA meeting –*Moultrup*
4. Consideration of Amendment No. 1 Oddfellow Building Redevelopment Project Brownfield Plan - *Harris*
 - a. Letter of Transmittal
 - b. Brownfield Plan Amendment #1 Oddfellow Hall Redevelopment Project, 116 Rodd Street
 - c. Action Item
5. Downtown Midland Development and Tax Increment Financing Plan Update - *Harris*
6. Committee Reports
 - d. Executive Committee – *Moultrup*
 - i. *Preparation for September appointment of DDA chair, vice chair and committee roles*
 - e. Economic Sustainability Committee – *Scorsone*
 - i. *Action Item: Bookmarks Facade*
 - f. Marketing and Events – *Loeffler*
 - g. Midland Downtown Business Association - *Neumeyer*
7. Public comments regarding items that are not on this agenda
8. Closed Session to consider property purchase – *Harris*
9. New Business
10. Adjourn

**Next Regular DDA Board Meeting
Wednesday, September 11, 2024**



**DOWNTOWN DEVELOPMENT AUTHORITY
Board of Directors Minutes of the meeting held
May 8, 2024, 3:00 p.m. Midland City Hall**

Call to Order: 3:00 p.m.

Attending: Bo Brines, Brittney Hyde, Brad Kaye, David Kell, Jim Malek, Chris Moultrup, Kevin Scorsone, Tony Stamas
Absent: Paul Barbeau, Michael Jones, Jon Lauderbach

Meeting called to order at 3:00 p.m.

Minutes were presented for the DDA Board meeting held March 13, 2024. Stamas moved approval, seconded by Scorsone. Minutes were unanimously approved.

Harris presented a review of the Downtown Midland Development and Tax Increment Financing Plan including projected dates for next steps. The DDA Board held a public hearing on the draft Plan and there were no public comments at this time. Scorsone moved the following resolution to recommend to the Midland City Council seconded by Brines.

WHEREAS, Section 214 of PA 57 of 2018, the Recodified Tax Increment Financing Act (the Act) requires that when the Downtown Development Authority (DDA) determines necessary for the achievement of the purposes of the Act, it shall prepare and submit a tax increment financing plan, including a development plan to the governing body of the municipality; and
WHEREAS the proposed Midland Downtown Development Authority Development Plan and Tax Increment Financing Plan, dated March 2024 has been prepared pursuant to the provisions of PA 57 of 2018 and meets the requirements of that Act; and
WHEREAS the proposed Midland Downtown Development Authority Development Plan and Tax Increment Financing Plan is necessary to enable captured tax increment revenues to be used to support redevelopment and reinvestment in the development area, as envisioned in the Development Plan, and City of Midland Master Plan; and
WHEREAS the proposed Midland Downtown Development Authority Development Plan and Tax Increment Financing Plan provides for implementation of public improvements and actions designed to promote economic growth for the City, the DDA and the Development Area; now therefore
RESOLVED, the DDA hereby adopts the proposed Midland Downtown Development Authority Development Plan and Tax Increment Financing Plan, dated March 13, 2024, as presented; and
RESOLVEDE FURTHER, the DDA hereby transmits said Plan to the Midland City Council and asks that City Council proceeds with the process for approval as specified in PA 57 of 2018, including setting a date for a public hearing on the Plan, and giving notice of said hearing as required.

Voted to support the action: Brines, Hyde, Kaye, Kell, Malek, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approved

Harris provided a brief overview of the Downtown Development Authority's interest in contributing to the beautification of MDOT's Buttles Street redesign. Stamas moved the following resolution reaffirming the DDA's interest seconded by Kell.

WHEREAS, the Downtown Development Authority indicated in its Long-Range Strategic Plan a desire to participate in discussions and support improvements to the Buttles and Indian Corridor Improvement Project; and

WHEREAS, Buttles Street is located along the northern boundary of the DDA district and is a significant entranceway for motorists traveling to Downtown Midland; and

WHEREAS, the Michigan Department of Transportation (MDOT) communicated additional enhancement opportunities available as a result of the planned Buttles Street redesign that present a cost-effective opportunity for the DDA to invest in the corridor, if so desired; and
WHEREAS, these opportunities include burying overhead utilities, constructing a 10-foot pedestrian pathway, and the addition of decorative street lights and traffic control mast arms; and

WHEREAS, the DDA board unanimously passed a resolution on March 8, 2023 supporting the Buttles Street elements a cost of \$4,535,000.00; and

WHEREAS, MDOT has now updated these costs to \$4,974,221 with funding needed by July 1, 2025; now therefore

RESOLVED, the DDA reaffirms its desire to financially support the Buttles Street redesign elements including burying overhead utilities, constructing a 10-foot pedestrian pathway, the addition of decorative street lights and traffic control mast arms at an updated cost of \$4,974,221.00; and

RESOLVED FURTHER, that staff is directed to develop funding scenarios to support this work and report back to the DDA Board for further consideration.

Voted to support the action: Brines, Hyde, Kaye, Kell, Malek, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approved

Harris presented a brief overview of the Downtown Midland Social District highlighting feedback received from Downtown Businesses in a survey in support of operating beyond December 31, 2024. Brines moved the following resolution to recommend to the Midland City Council seconded by Hyde and Malek.

WHEREAS, in 2020, the State of Michigan enacted legislation creating ed social districts - defined areas within a downtown district where adult beverages can be sold by licensed businesses and consumed within a designated outdoor area; and

WHEREAS, in March 2021, Midland City Council approved the establishment of the Downtown Midland Social District, commonly known as The Commons Refreshment Area, and aligned its existence with the December 31, 2024 sunset of the legislation; and

WHEREAS, the State of Michigan modified its legislation to eliminate the December 31, 2024 sunset clause; and

WHEREAS, locally Midland City Council would need to consider modifying its approval of the Downtown Midland Social District to match the modified State legislation in order for the Downtown Midland Social District to continue operating beyond December 31, 2024; and
WHEREAS, support of this extension has been expressed by Common's beverage providers, downtown businesses and visitors to The Commons Refreshment Area who enjoy this activity; now therefore

RESOLVED, that the Midland Downtown Development Authority expresses its support of requesting that Midland City Council consider modifying its approval of the Downtown Midland Social District to align with State legislation and remain beyond December 31, 2024.

Voted to support the action: Brines, Hyde, Kaye, Kell, Malek, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approve

Moultrup provided an update on the activities of the executive committee.

Scorsone provided an update on activities of the economic sustainability committee. The committee did not meet due to a lack of quorum, but the committee electronically voted to recommend support of incubator application for Brandon Morrey, Iron Dame, 128 Townsend Street. The following motion was made by Stamas and supported by Hyde.

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority has reviewed the incubator application submitted by Brandon Morey, Iron Dame, 128 Townsend Street, and found all information acceptable and in order; now therefore RESOLVED, that the Economic Sustainability committee recommends that the Downtown Development Authority grant said incubator application and provide lease subsidy in the following amounts:

- *\$425.00/month for the first six months of the program;*
- *\$280.50/month for the second six months of the program; and*
- *\$144.50/month for the last six months of the program.*

Voted to support the action: Brines, Hyde, Kaye, Kell, Malek, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approve

The Economic Sustainability Committee also recommends support of façade application for Sassy & Chic Boutique, 135 Ashman Street. The following motion was made by Hyde and supported by Stamas.

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority (DDA) has reviewed the façade application from Michelle Van Gilder, Sassy & Chic, for property at 135 Ashman Street, and found the application to be acceptable and in order; now therefore RESOLVED, that the Economic Sustainability committee recommends the Downtown Development Authority approve a façade matching grant not to exceed \$300.00 with payments to be made according to program guidelines for façade improvement projects as applied for and completed at 135 Ashman Street.

Voted to support the action: Brines, Hyde, Kaye, Kell, Malek, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approve

Downtown Event Coordinator Kristina Loeffler reported on upcoming summer events taking place in Downtown Midland.

Midland Downtown Business Association (MDBA) President Dustin Neumeyer reported an update on the board elections and additional activities of the MDBA.

Meeting adjourned 3:45 pm

July 5, 2024

To: Downtown Development Authority Board
From: Selina Harris, Community Affairs Director
Subject: Amendment to 116 Rodd Street Brownfield

At the November 8, 2023, Downtown Development Authority Board meeting, the DDA heard a presentation by Tritera on a redevelopment project proposed at 116 Rodd Street, commonly referred to as the Oddfellows building.

At that meeting, the DDA board unanimously approved, in concept, the brownfield redevelopment agreement presented by Tritera and authorized the DDA Vice Chair to sign the brownfield agreement document in its final form in consultation with the city attorney and city manager.

Since then, Tritera has identified additional abatement needs and costs associated with the Brownfield and has requested an amendment to the previously-approved Brownfield Plan.

These amendments include:

- Updating and realigning eligible activity costs based on current cost estimates. Specifically, contractor bids for abatement of asbestos materials within the building interior came back lower than expected, and Tritera wants to reflect the firm estimate in the Brownfield Plan; and
- Adding to the scope and cost to abate the lead and chromium-impacted paint on the building exterior. During the development of the original Brownfield Plan, it was believed that the costs to address both asbestos materials in the building interior and lead-based paint material on the building exterior would be prohibitive. After considerable research on various methodologies to address the exterior paint and following a very thorough bidding process, Tritera was able to find a contractor that could fully abate the building exterior and perform the abatement at a cost that could be possible upon amendment of the current Brownfield Plan.

Based on the cost adjustments summarized above and described in the attached Brownfield Plan Amendment #1, this amendment realigns the proposed tax increment revenue (TIR) capture schedule.

The following chart provides a summary of the proposed changes to the Brownfield Plan, including an increase in total development cost:

	Brownfield Plan Adopted December 2023	Amendment No. 1 (proposed)
Total Development Cost	\$3,500,000	\$3,703,655
Eligible Activity Costs	\$447,055	\$640,055
Duration of Plan	23 Years	27 Years

The Brownfield Authority Board met on July 1, 2024, unanimously supported Amendment No. 1 to the 116 Rodd Street Brownfield Plan. The City Council will hold a public hearing to consider the amendment. Inclusion of the DDA’s consideration of the amendment will need to be included in the City Council’s final consideration of the amendment.

The attached resolution recognizes the amendments brought forth by Tritera for the 116 Rodd Street Brownfield Plan and reaffirms the DDA’s support of the amended Brownfield.

**CITY OF MIDLAND
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN
AMENDMENT #1***

**Oddfellow Hall Redevelopment Project
116 Rodd Street
Midland, Michigan 48640**

City of Midland Brownfield Redevelopment Authority
333 W. Ellsworth Street
Midland, MI 48640
Contact: Laura Stowell
Email: lstowell@midland-mi.org
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Prepared By:
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May 22, 2024

Approved by the City of Midland DDA on _____, 2024
Approved by the City of Midland BRA on _____, 2024
Approved by the City of Midland City Council on _____, 2024

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ATTACHMENTS

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PROJECT SUMMARY

Project Name: Oddfellow Hall Redevelopment

Developer: Monarch Associates (the “Developer”)
3865 Wilder Road
Bay City, MI 48706

Property Location: 116 Rodd Street
Midland, Michigan 48640

Parcel Information: 14-21-80-286

Type of Eligible Property: “Functionally Obsolete”

Project Description: This project is a complete rehabilitation of the former Oddfellow Hall into a mixed-used building. The proposed development includes selective interior demolition of the 11,200 square-foot building. The interior will be rehabilitated to include new retail and associated storage space on the first floor. The second floor will be rehabilitated to include two apartments, a one-bed one-bath, a two-bed two-bath, and the first floor of a two-bed two-bath townhouse. The third floor will be rehabilitated to include another one-bed one-bath, two-bed two-bath, and the second floor of the two-bed two-bath townhouse.

The original IOOF building (formerly Oddfellow Hall) was constructed in 1876. Building materials containing asbestos and lead have been identified within the building and will require proper abatement prior to any demolition activities. The property is considered functionally obsolete.

Brownfield eligible activities include EGLE pre-approved activities, asbestos and lead abatement activities, demolition, and preparation of a Brownfield Plan and Act 381 Work Plan.

The Brownfield Plan was adopted by the City of Midland on December 18, 2023. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to: 1) update/realign eligible activity costs based on current cost estimates, 2) add lead abatement to the building exterior as an eligible activity, and 3) adjust the proposed tax increment

1.0 INTRODUCTION

The City of Midland Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Midland City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Midland, Michigan. On November 3, 2023, and December 18, 2023, the BRA and City of Midland, respectively, approved Brownfield Plan for the property at 116 Rodd Street. The purpose of this Brownfield Plan Amendment (“the Amendment”), to be implemented by the BRA is to amend the Brownfield Plan and satisfy the requirements for a Brownfield Plan as specified in Act 381.

This amendment of the Plan updates/realigns proposed eligible activity costs based on current redevelopment plans and adjusts the proposed tax increment revenue (TIR) capture schedule based on the current project timeline. The amendment still allows the BRA to use tax increment financing to reimburse Monarch Associates (“Developer”) for the costs of eligible activities required to redevelop the eligible property.

The Brownfield Plan was adopted by the City of Midland on December 18, 2023. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to:

1. update/realign eligible activity costs based on current cost estimates,
2. add lead abatement to the building exterior as an eligible activity, and
3. adjust the proposed tax increment revenue (TIR) capture schedule based on the updated eligible cost estimates.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

This project is a complete rehabilitation of the former Oddfellow Hall into a mixed-used building. The proposed development includes selective interior demolition of the 11,200 square-foot building. The interior will be rehabilitated to include new retail and associated storage space on the first floor. The second floor will be rehabilitated to include two apartments, a one-bed one-bath, a two-bed two-bath, and the first floor of a two-bed two-bath townhouse. The third floor will be rehabilitated to include another one-bed one-bath, two-bed two-bath, and the second floor of the two-bed two-bath townhouse.

The total anticipated investment into the development project is estimated at \$3,703,655.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

This redevelopment will create several FTE jobs and 80 temporary FTE construction jobs.

1.2 Eligible Property Information

This Brownfield Plan is presented to support the Developer in the redevelopment of the subject property situated at 116 Rodd Street in Midland, Midland County, Michigan (the "Property"). The location of the Property is depicted on Figure 1.

The Property consists of one parcel of land totally approximately 0.11 acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
116 Rodd Street	14-21-80-286	"Functionally Obsolete"

The Property is surrounded by active residential and commercial properties. The boundary of the eligible property is depicted on Figure 2.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because the subject Property: (a) was previously utilized as a commercial property; (b) is located within Midland, a qualified local governmental unit under MCL 125.2782(k); and (c) has been determined to be "functionally obsolete" as defined in Section 2(u) of Act 381.

On October 18, 2023, Ms. Kayla Ripley, the City Assessor for Midland noted, "The second and third floors are completely unusable in their present condition. The obsolescence is evident in the lack of accessibility, modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards and the building lacks a fire suppression system. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence." As a result of the aforementioned, it has been determined that the structure located at 116 Rodd Street in Midland is functionally obsolete and will require significant modification to accommodate the proposed use." Refer to Attachment A, Assessor Statement of Obsolescence.

In addition, an Asbestos and Lead-Containing Materials Inspection conducted on August 15, 2022, identified asbestos containing materials (ACM) within the subject building. These

materials include floor tiles throughout the building, wood panel adhesive, and window glazing all of which will require abatement prior to commencement of demolition activities. In addition, lead-based paint was identified within the building and will require abatement prior to demolition activities.

The Property is also located within Midland's Downtown Development District, under the jurisdiction of the Downtown Development Authority (DDA).

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381. Brownfield eligible activities proposed by the Developer include EGLE pre-approved activities, asbestos and lead abatement activities, demolition activities, and preparation of the Brownfield Plan and Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

2.2 Summary of Eligible Activities

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$600,081. The eligible activities are summarized in the table on the following page.

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Phase I ESA	\$2,400
Total Environmental Eligible Activities	\$2,400
MSF Eligible Activities	
Asbestos Survey/Abatement	\$189,125
Demolition	\$150,150
Total Non-Environmental Eligible Activities	\$339,275
Total EGLE and MSF Activities	\$341,675
Contingency (15%) *	\$50,289
Brownfield Plan and Act 381 Work Plan Preparation	\$14,000
Interest (5% Simple)	\$194,117
Total Eligible Cost for Reimbursement	\$600,081

* Contingency calculation excludes costs for EGLE Activities, Asbestos Survey activities, and Brownfield Plan and Act 381 Work Plan Preparation activities.

A detailed breakdown of eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement and this Brownfield Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Brownfield Plan is not exceeded, line-item costs of eligible activities may be adjusted within non-environmental eligible activities after the date this Brownfield Plan is approved by the City of Midland City Council.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA.

The 2024 taxable value of the Property is estimated at \$112,410 (\$34,356 for the land and \$78,054 for the building). This is the initial taxable value for this Brownfield Plan.

The estimated new taxable value is \$568,097 in 2027. The actual taxable value will be determined by the Assessor after the project is complete.

It is projected that the BRA will capture tax increment revenues from 2025 through 2050 to allow for reimburse the Developer for eligible activity costs and BRA capture to administer the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

The DDA has the authority to capture tax increment revenues, other than the State Education Tax and local or intermediate school district taxes, generated from the Property. However, it is anticipated that an Interlocal Agreement will be executed between the BRA and DDA, to allow 100% of the DDA's incremental revenue to be passed through the BRA and used for purposes identified in the Brownfield Plan.

2.4 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

2.6 Duration of Brownfield Plan

The duration of this Brownfield Plan is projected to be 27 years, with 26 years of tax capture after the first year of tax capture anticipated as 2025.

In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

2.7 Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement	Total New Taxes
School Operating		\$253,185	\$253,185
State Education Tax (SET)		\$84,395	\$84,395
City Operating		\$116,708	\$116,708
Midland Co Oper		\$44,367	\$44,367
DDA Operating		\$18,126	\$18,126
Delta Operating		\$14,105	\$14,105
MCESA Enhancement		\$13,594	\$13,594
City Pub Safety PN		\$11,428	\$11,428
MCESA Operating		\$10,654	\$10,654

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement	Total New Taxes
City Library		\$9,063	\$9,063
Mid Co Road 2012		\$9,063	\$9,063
Mid Co Road 2014		\$9,063	\$9,063
Mid Co Seniors		\$7,703	\$7,703
MCESA Facility		\$6,616	\$6,616
Mid Co 911		\$6,344	\$6,344
Mid Co Ambulance		\$4,985	\$4,985
Delta X-Voted OP		\$4,408	\$4,408
Mid Co Mosquito		\$3,625	\$3,625
Mid Co Pinecrst		\$3,353	\$3,353
Mid Co Gypsy MTH		\$2,719	\$2,719
Mid Co Sch Offcr		\$2,719	\$2,719
Mid Co Pub Trans		\$2,266	\$2,266
MPS Supplemental		\$2,167	\$2,167
MPS Bond 2015	\$41,494		\$41,494
Total	\$41,494 (6.1%)	\$640,657 (93.9%)	\$682,151

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The legal description of the eligible property is:

NW 40 FT OF LOT 5 BLK 25 ORIGINAL PLAT OF MIDLAND

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because the subject Property: (a) was previously utilized as a commercial property; (b) is located within the City of Midland, a qualified local governmental unit under MCL 125.2782(k); and (c) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

2.9 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

2.10 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

2.11 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

2.13 Description of the Proposed Use of Local Brownfield Revolving Fund

The Authority and the City, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map



TRITERRA

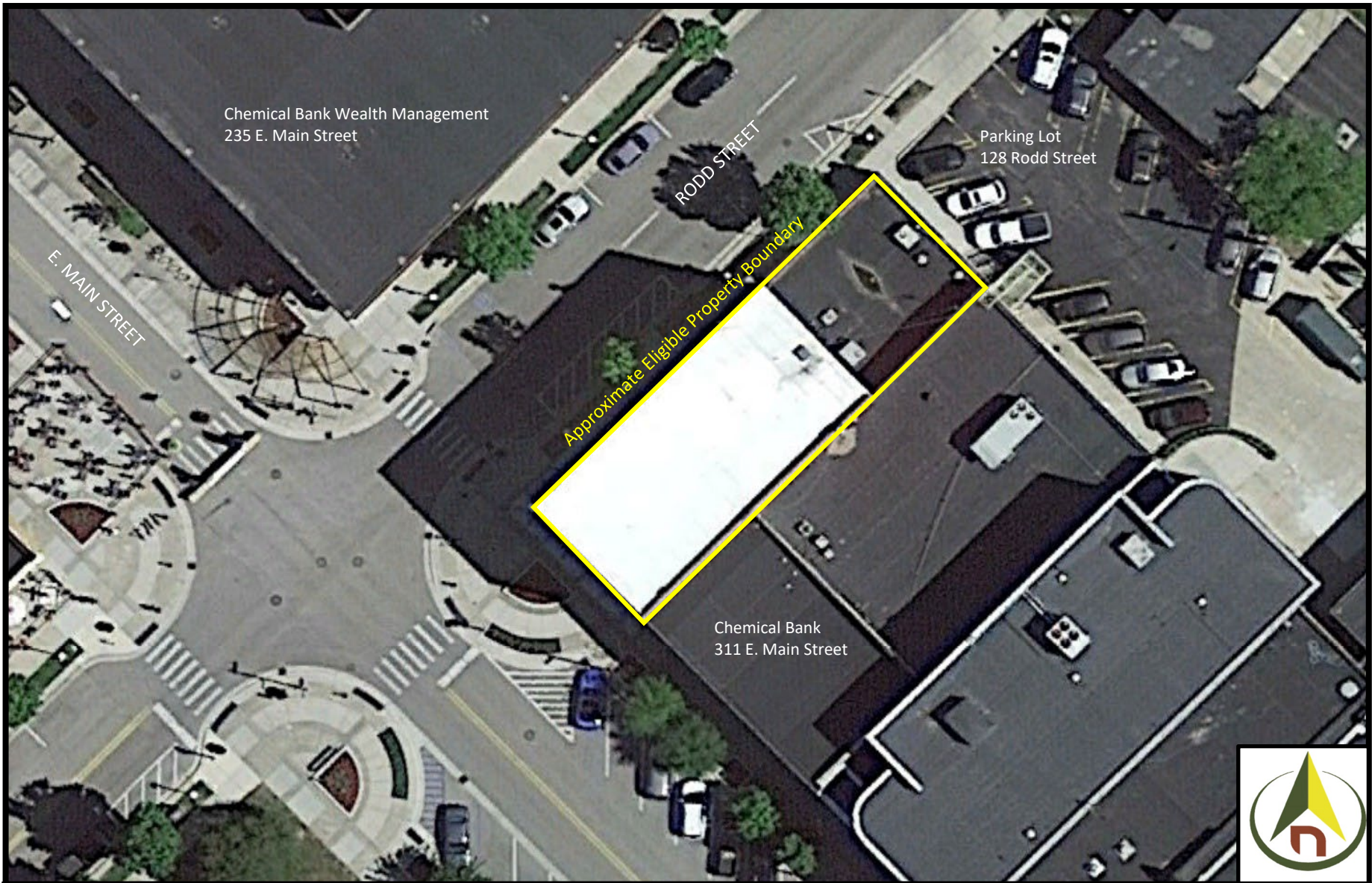
FIGURE 1 SUBJECT PROPERTY LOCATION

116 RODD STREET
MIDLAND, MICHIGAN 48640

MIDLAND COUNTY
T14N, R2E, SECTION 21

PROJECT NUMBER 22-3143





Chemical Bank Wealth Management
235 E. Main Street

Parking Lot
128 Rodd Street

E. MAIN STREET

RODD STREET

Approximate Eligible Property Boundary

Chemical Bank
311 E. Main Street



TRITERRA

FIGURE 2
ELIGIBLE PROPERTY MAP
PROJECT NUMBER 22-3143

116 RODD STREET
MIDLAND, MICHIGAN 48640
CREATED BY: CJZ
09/26/2023

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
116 Rodd Street
Midland, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	
				EGLE ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 2,400	\$ 2,400	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Hazardous Materials - Survey/Assessment	1	LS	\$ 4,015	\$ 4,015		\$ 4,015	
Abatement Design/Specifications	1	LS	\$ 2,800	\$ 2,800		\$ 2,800	
Asbestos Abatement and Lead Stabilization (Interior)	1	LS	\$ 53,350	\$ 53,350		\$ 53,350	
Asbestos Abatement - Air Monitoring and Oversight	1	LS	\$ 24,660	\$ 24,660		\$ 24,660	
Lead Abatement (Exterior)	1	LS	\$ 99,000	\$ 99,000		\$ 99,000	
Lead Abatement Oversight	1	LS	\$ 4,000	\$ 4,000		\$ 4,000	
Lead Abatement Closeout Reporting	1	LS	\$ 1,300	\$ 1,300		\$ 1,300	
				Subtotal Asbestos and Lead Activities	\$ 189,125	\$ 189,125	\$ -
Demolition							
Demolition - Interior and Selective Exterior	1	LS	\$ 136,500	\$ 136,500		\$ 136,500	
Demolition - Soft Costs	1	LS	\$ 13,650	\$ 13,650		\$ 13,650	
				Subtotal Demolition Activities	\$ 150,150	\$ -	\$ 150,150
				MSF ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 339,275	\$ -	\$ 339,275
				MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 341,675	\$ 2,400	\$ 339,275
Contingency (15%)	1	LS	\$ 50,289	\$ 50,289	\$ -	\$ 50,289	
Brownfield Plan and ACT 381 Work Plan Preparation	1	LS	\$ 14,000	\$ 14,000		\$ 14,000	
Interest (5%, simple)	1	LS	\$ 194,117	\$ 194,117		\$ 194,117	
				TOTAL ELIGIBLE COST FOR REIMBURSEMENT	\$ 600,081	\$ 2,400	\$ 597,681
State Brownfield Revolving Fund				\$ 40,576			
				GRAND TOTAL	\$ 640,657		
					0.40%	99.60%	0.00%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
116 Rodd Street
Midland, MI

Estimated Taxable Value (TV) Increase Rate:			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Calendar Year	Plan Year	Capture Year	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			1	2	3	4	5	6	7	8	9	10	11	12	13	14
Base Taxable Value (TV) of Land			\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356
Base Taxable Value (TV) of Building			\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054
Estimated New TV for Land	1%	per year	\$ 34,700	\$ 35,047	\$ 35,397	\$ 35,751	\$ 36,109	\$ 36,470	\$ 36,834	\$ 37,203	\$ 37,575	\$ 37,950	\$ 38,330	\$ 38,713	\$ 39,100	\$ 39,491
Estimated New TV for Building	2%	per year	\$ 332,700	\$ 432,700	\$ 532,700	\$ 540,700	\$ 548,860	\$ 557,183	\$ 565,673	\$ 574,332	\$ 583,165	\$ 592,174	\$ 601,364	\$ 610,737	\$ 620,298	\$ 630,050
Incremental Difference for Land (New TV - Base TV)			\$ 344	\$ 691	\$ 1,041	\$ 1,395	\$ 1,753	\$ 2,114	\$ 2,478	\$ 2,847	\$ 3,219	\$ 3,594	\$ 3,974	\$ 4,357	\$ 4,744	\$ 5,135
Incremental Difference for Building (New TV - Base TV)			\$ 254,646	\$ 354,646	\$ 454,646	\$ 462,646	\$ 470,806	\$ 479,129	\$ 487,619	\$ 496,278	\$ 505,111	\$ 514,120	\$ 523,310	\$ 532,683	\$ 542,244	\$ 551,996
Total Incremental Difference			\$ 254,990	\$ 355,337	\$ 455,687	\$ 464,041	\$ 472,559	\$ 481,243	\$ 490,097	\$ 499,125	\$ 508,330	\$ 517,715	\$ 527,284	\$ 537,040	\$ 546,988	\$ 557,131

School Capture	Millage Rate		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
School Operating	18.0000		\$ 4,590	\$ 6,396	\$ 8,202	\$ 8,353	\$ 8,506	\$ 8,662	\$ 8,822	\$ 8,984	\$ 9,150	\$ 9,319	\$ 9,491	\$ 9,667	\$ 9,846	\$ 10,028
State Education Tax (SET)	6.0000		\$ 1,530	\$ 2,132	\$ 2,734	\$ 2,784	\$ 2,835	\$ 2,887	\$ 2,941	\$ 2,995	\$ 3,050	\$ 3,106	\$ 3,164	\$ 3,222	\$ 3,282	\$ 3,343
School Total:	24.0000	41.78%	\$ 6,120	\$ 8,528	\$ 10,936	\$ 11,137	\$ 11,341	\$ 11,550	\$ 11,762	\$ 11,979	\$ 12,200	\$ 12,425	\$ 12,655	\$ 12,889	\$ 13,128	\$ 13,371

Local Capture	Millage Rate		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
City Operating	12.8775		\$ 4	\$ 9	\$ 13	\$ 18	\$ 23	\$ 27	\$ 32	\$ 37	\$ 41	\$ 46	\$ 51	\$ 6,916	\$ 7,044	\$ 7,174
Midland Co Oper	4.8955		\$ 2	\$ 3	\$ 5	\$ 7	\$ 9	\$ 10	\$ 12	\$ 14	\$ 16	\$ 18	\$ 19	\$ 2,629	\$ 2,678	\$ 2,727
DDA Operating	2.0000		\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 5	\$ 6	\$ 6	\$ 7	\$ 8	\$ 1,074	\$ 1,094	\$ 1,114
Delta Operating	1.5563		\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 6	\$ 6	\$ 836	\$ 851	\$ 867
MCESA Enhancement	1.5000		\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 5	\$ 6	\$ 806	\$ 820	\$ 836
City Pub Safety PN	1.2610		\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 5	\$ 677	\$ 690	\$ 703
MCESA Operating	1.1756		\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 631	\$ 643	\$ 655
City Library	1.0000		\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 537	\$ 547	\$ 557
Mid Co Road 2012	1.0000		\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 537	\$ 547	\$ 557
Mid Co Road 2014	1.0000		\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 537	\$ 547	\$ 557
Mid Co Seniors	0.8500		\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 456	\$ 465	\$ 474
MCESA Facility	0.7300		\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 392	\$ 399	\$ 407
Mid Co 911	0.7000		\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 376	\$ 383	\$ 390
Mid Co Ambulance	0.5500		\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 295	\$ 301	\$ 306
Delta X-Voted OP	0.4864		\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 261	\$ 266	\$ 271
Mid Co Mosquito	0.4000		\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 215	\$ 219	\$ 223
Mid Co Pinecrest	0.3700		\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 199	\$ 202	\$ 206
Mid Co Gypsy MTH	0.3000		\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 161	\$ 164	\$ 167
Mid Co Sch Offcr	0.3000		\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 161	\$ 164	\$ 167
Mid Co Pub Trans	0.2500		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 134	\$ 137	\$ 139
MPS Supplemental	0.2391		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 128	\$ 131	\$ 133
Local Total:	33.4414	58.22%	\$ 11	\$ 23	\$ 35	\$ 47	\$ 59	\$ 71	\$ 83	\$ 95	\$ 108	\$ 120	\$ 133	\$ 17,959	\$ 18,292	\$ 18,631
Total Capturable Taxes:	57.4414	100.00%	\$ 6,131	\$ 8,551	\$ 10,971	\$ 11,184	\$ 11,400	\$ 11,621	\$ 11,845	\$ 12,074	\$ 12,308	\$ 12,545	\$ 12,788	\$ 30,848	\$ 31,420	\$ 32,002

Non-Capturable Millages	Millage Rate		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
MPS Bond 2015	2.9500		\$ 752	\$ 1,048	\$ 1,344	\$ 1,369	\$ 1,394	\$ 1,420	\$ 1,446	\$ 1,472	\$ 1,500	\$ 1,527	\$ 1,555	\$ 1,584	\$ 1,614	\$ 1,644
Total Non-Capturable Taxes:	2.9500		\$ 752	\$ 1,048	\$ 1,344	\$ 1,369	\$ 1,394	\$ 1,420	\$ 1,446	\$ 1,472	\$ 1,500	\$ 1,527	\$ 1,555	\$ 1,584	\$ 1,614	\$ 1,644
Total Millages	60.3914															

Notes:
 = PA 146 Obsolete Property Rehabilitation Act 2000 - Abatement 2024 - 2035

Table 2
Tax Increment Revenue Capture Estimates
116 Rodd Street
Midland, MI

Estimated Taxable Value (TV) Increase Rate:

	Calendar Year		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
	Plan Year		16	17	18	19	20	21	22	23	24	25	26	27
	Capture Year		15	16	17	18	19	20	21	22	23	24	25	26
Base Taxable Value (TV) of Land			\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356	\$ 34,356
Base Taxable Value (TV) of Building			\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054	\$ 78,054
Estimated New TV for Land	1%	per year	\$ 39,886	\$ 40,285	\$ 40,688	\$ 41,095	\$ 41,506	\$ 41,921	\$ 42,340	\$ 42,763	\$ 43,191	\$ 43,623	\$ 44,059	\$ 44,500
Estimated New TV for Building	2%	per year	\$ 639,997	\$ 650,143	\$ 660,492	\$ 671,047	\$ 681,814	\$ 692,797	\$ 703,998	\$ 715,424	\$ 727,079	\$ 738,967	\$ 751,092	\$ 763,460
Incremental Difference for Land (New TV - Base TV)			\$ 5,530	\$ 5,929	\$ 6,332	\$ 6,739	\$ 7,150	\$ 7,565	\$ 7,984	\$ 8,407	\$ 8,835	\$ 9,267	\$ 9,703	\$ 10,144
Incremental Difference for Building (New TV - Base TV)			\$ 561,943	\$ 572,089	\$ 582,438	\$ 592,993	\$ 603,760	\$ 614,743	\$ 625,944	\$ 637,370	\$ 649,025	\$ 660,913	\$ 673,038	\$ 685,406
Total Incremental Difference			\$ 567,473	\$ 578,018	\$ 588,769	\$ 599,732	\$ 610,910	\$ 622,307	\$ 633,929	\$ 645,778	\$ 657,860	\$ 670,180	\$ 682,741	\$ 540,598

School Capture **Millage Rate**

School Operating	18.0000		\$ 10,215	\$ 10,404	\$ 10,598	\$ 10,795	\$ 10,996	\$ 11,202	\$ 11,411	\$ 11,624	\$ 11,841	\$ 12,063	\$ 12,289	\$ 9,731
State Education Tax (SET)	6.0000		\$ 3,405	\$ 3,468	\$ 3,533	\$ 3,598	\$ 3,665	\$ 3,734	\$ 3,804	\$ 3,875	\$ 3,947	\$ 4,021	\$ 4,096	\$ 3,244
School Total:	24.0000	<i>41.78%</i>	\$ 13,619	\$ 13,872	\$ 14,130	\$ 14,394	\$ 14,662	\$ 14,935	\$ 15,214	\$ 15,499	\$ 15,789	\$ 16,084	\$ 16,386	\$ 12,974

	Total New Taxes	Pass-Through	Captured
	\$ 253,185	\$ -	\$ 253,185
	\$ 84,395	\$ -	\$ 84,395
	\$ 337,581	\$ -	\$ 337,581

Local Capture **Millage Rate**

City Operating	12.8775		\$ 7,308	\$ 7,443	\$ 7,582	\$ 7,723	\$ 7,867	\$ 8,014	\$ 8,163	\$ 8,316	\$ 8,472	\$ 8,630	\$ 8,792	\$ 6,962
Midland Co Oper	4.8955		\$ 2,778	\$ 2,830	\$ 2,882	\$ 2,936	\$ 2,991	\$ 3,047	\$ 3,103	\$ 3,161	\$ 3,221	\$ 3,281	\$ 3,342	\$ 2,646
DDA Operating	2.0000		\$ 1,135	\$ 1,156	\$ 1,178	\$ 1,199	\$ 1,222	\$ 1,245	\$ 1,268	\$ 1,292	\$ 1,316	\$ 1,340	\$ 1,365	\$ 1,081
Delta Operating	1.5563		\$ 883	\$ 900	\$ 916	\$ 933	\$ 951	\$ 968	\$ 987	\$ 1,005	\$ 1,024	\$ 1,043	\$ 1,063	\$ 841
MCESA Enhancement	1.5000		\$ 851	\$ 867	\$ 883	\$ 900	\$ 916	\$ 933	\$ 951	\$ 969	\$ 987	\$ 1,005	\$ 1,024	\$ 811
City Pub Safety PN	1.2610		\$ 716	\$ 729	\$ 742	\$ 756	\$ 770	\$ 785	\$ 799	\$ 814	\$ 830	\$ 845	\$ 861	\$ 682
MCESA Operating	1.1756		\$ 667	\$ 680	\$ 692	\$ 705	\$ 718	\$ 732	\$ 745	\$ 759	\$ 773	\$ 788	\$ 803	\$ 636
City Library	1.0000		\$ 567	\$ 578	\$ 589	\$ 600	\$ 611	\$ 622	\$ 634	\$ 646	\$ 658	\$ 670	\$ 683	\$ 541
Mid Co Road 2012	1.0000		\$ 567	\$ 578	\$ 589	\$ 600	\$ 611	\$ 622	\$ 634	\$ 646	\$ 658	\$ 670	\$ 683	\$ 541
Mid Co Road 2014	1.0000		\$ 567	\$ 578	\$ 589	\$ 600	\$ 611	\$ 622	\$ 634	\$ 646	\$ 658	\$ 670	\$ 683	\$ 541
Mid Co Seniors	0.8500		\$ 482	\$ 491	\$ 500	\$ 510	\$ 519	\$ 529	\$ 539	\$ 549	\$ 559	\$ 570	\$ 580	\$ 460
MCESA Facility	0.7300		\$ 414	\$ 422	\$ 430	\$ 438	\$ 446	\$ 454	\$ 463	\$ 471	\$ 480	\$ 489	\$ 498	\$ 395
Mid Co 911	0.7000		\$ 397	\$ 405	\$ 412	\$ 420	\$ 428	\$ 436	\$ 444	\$ 452	\$ 461	\$ 469	\$ 478	\$ 378
Mid Co Ambulance	0.5500		\$ 312	\$ 318	\$ 324	\$ 330	\$ 336	\$ 342	\$ 349	\$ 355	\$ 362	\$ 369	\$ 376	\$ 297
Delta X-Voted OP	0.4864		\$ 276	\$ 281	\$ 286	\$ 292	\$ 297	\$ 303	\$ 308	\$ 314	\$ 320	\$ 326	\$ 332	\$ 263
Mid Co Mosquito	0.4000		\$ 227	\$ 231	\$ 236	\$ 240	\$ 244	\$ 249	\$ 254	\$ 258	\$ 263	\$ 268	\$ 273	\$ 216
Mid Co Pinecrest	0.3700		\$ 210	\$ 214	\$ 218	\$ 222	\$ 226	\$ 230	\$ 235	\$ 239	\$ 243	\$ 248	\$ 253	\$ 200
Mid Co Gypsy MTH	0.3000		\$ 170	\$ 173	\$ 177	\$ 180	\$ 183	\$ 187	\$ 190	\$ 194	\$ 197	\$ 201	\$ 205	\$ 162
Mid Co Sch Offcr	0.3000		\$ 170	\$ 173	\$ 177	\$ 180	\$ 183	\$ 187	\$ 190	\$ 194	\$ 197	\$ 201	\$ 205	\$ 162
Mid Co Pub Trans	0.2500		\$ 142	\$ 145	\$ 147	\$ 150	\$ 153	\$ 156	\$ 158	\$ 161	\$ 164	\$ 168	\$ 171	\$ 135
MPS Supplemental	0.2391		\$ 136	\$ 138	\$ 141	\$ 143	\$ 146	\$ 149	\$ 152	\$ 154	\$ 157	\$ 160	\$ 163	\$ 129
Local Total:	33.4414	<i>58.22%</i>	\$ 18,977	\$ 19,330	\$ 19,689	\$ 20,056	\$ 20,430	\$ 20,811	\$ 21,199	\$ 21,596	\$ 22,000	\$ 22,412	\$ 22,832	\$ 18,078
Total Capturable Taxes:	57.4414	<i>100.00%</i>	\$ 32,596	\$ 33,202	\$ 33,820	\$ 34,449	\$ 35,092	\$ 35,746	\$ 36,414	\$ 37,094	\$ 37,788	\$ 38,496	\$ 39,218	\$ 31,053

	\$ 116,708	\$ -	\$ 116,708
	\$ 44,367	\$ -	\$ 44,367
	\$ 18,126	\$ -	\$ 18,126
	\$ 14,105	\$ -	\$ 14,105
	\$ 13,594	\$ -	\$ 13,594
	\$ 11,428	\$ -	\$ 11,428
	\$ 10,654	\$ -	\$ 10,654
	\$ 9,063	\$ -	\$ 9,063
	\$ 9,063	\$ -	\$ 9,063
	\$ 9,063	\$ -	\$ 9,063
	\$ 7,703	\$ -	\$ 7,703
	\$ 6,616	\$ -	\$ 6,616
	\$ 6,344	\$ -	\$ 6,344
	\$ 4,985	\$ -	\$ 4,985
	\$ 4,408	\$ -	\$ 4,408
	\$ 3,625	\$ -	\$ 3,625
	\$ 3,353	\$ -	\$ 3,353
	\$ 2,719	\$ -	\$ 2,719
	\$ 2,719	\$ -	\$ 2,719
	\$ 2,266	\$ -	\$ 2,266
	\$ 2,167	\$ -	\$ 2,167
	\$ 303,076	\$ -	\$ 303,076
	\$ 640,657	\$ -	\$ 640,657

Non-Capturable Millages **Millage Rate**

MPS Bond 2015	2.9500		\$ 1,674	\$ 1,705	\$ 1,737	\$ 1,769	\$ 1,802	\$ 1,836	\$ 1,870	\$ 1,905	\$ 1,941	\$ 1,977	\$ 2,014	\$ 1,595
Total Non-Capturable Taxes:	2.9500		\$ 1,674	\$ 1,705	\$ 1,737	\$ 1,769	\$ 1,802	\$ 1,836	\$ 1,870	\$ 1,905	\$ 1,941	\$ 1,977	\$ 2,014	\$ 1,595
Total Millages	60.3914													

	\$ 41,494	\$ 41,494	\$ -
	\$ 41,494	\$ 41,494	\$ -

\$ 682,151	\$ 41,494	\$ 640,657
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6.1% 93.9%

Table 3
Tax Increment Revenue Reimbursement Allocation Table
116 Rodd Street
Midland, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	49.5%	\$ 297,005	\$ -	\$ 297,005
Local	50.5%	\$ 303,076	\$ -	\$ 303,076
TOTAL		\$ 600,081	\$ -	\$ 600,081
EGLE	0.4%	\$ 2,400		
MSF	99.6%	\$ 597,681		

Estimated Total Years of Plan:	27
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 40,576
BRA Administrative Fees	\$ -
Local Brownfield Revolving Fund	\$ -

* During the life of the Plan

Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Plan Year	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ 6,120	\$ 8,528	\$ 10,936	\$ 11,137	\$ 11,341	\$ 11,550	\$ 11,762	\$ 11,979	\$ 12,200	\$ 12,425	\$ 12,655	\$ 12,889	\$ 13,128	\$ 13,371
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 765	\$ 1,066	\$ 1,367	\$ 1,392	\$ 1,418	\$ 1,444	\$ 1,470	\$ 1,497	\$ 1,525	\$ 1,553	\$ 1,582	\$ 1,611	\$ 1,641	\$ 1,671
State TIR Available for Reimbursement to Developer	\$ 5,355	\$ 7,462	\$ 9,569	\$ 9,745	\$ 9,924	\$ 10,106	\$ 10,292	\$ 10,482	\$ 10,675	\$ 10,872	\$ 11,073	\$ 11,278	\$ 11,487	\$ 11,700
Total Local Tax Capture Available	\$ 11	\$ 23	\$ 35	\$ 47	\$ 59	\$ 71	\$ 83	\$ 95	\$ 108	\$ 120	\$ 133	\$ 17,959	\$ 18,292	\$ 18,631
Local TIR Available for Reimbursement to Developer	\$ 11	\$ 23	\$ 35	\$ 47	\$ 59	\$ 71	\$ 83	\$ 95	\$ 108	\$ 120	\$ 133	\$ 17,959	\$ 18,292	\$ 18,631
Total State & Local TIR Available for Reimbursement to Developer	\$ 5,366	\$ 7,485	\$ 9,604	\$ 9,792	\$ 9,982	\$ 10,177	\$ 10,375	\$ 10,577	\$ 10,783	\$ 10,992	\$ 11,206	\$ 29,237	\$ 29,779	\$ 30,331

DEVELOPER	Beginning Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	\$ 600,081	\$ 594,715	\$ 587,230	\$ 577,625	\$ 567,834	\$ 557,851	\$ 547,675	\$ 537,300	\$ 526,723	\$ 515,940	\$ 504,948	\$ 493,742	\$ 464,505	\$ 434,726	\$ 404,395
MSF Eligible Activities	\$ 597,681	\$ 592,336	\$ 584,881	\$ 575,315	\$ 565,563	\$ 555,620	\$ 545,484	\$ 535,151	\$ 524,616	\$ 513,877	\$ 502,929	\$ 491,768	\$ 462,647	\$ 432,988	\$ 402,778
State Tax Reimbursement	\$ 295,817	\$ 5,333	\$ 7,432	\$ 9,531	\$ 9,706	\$ 9,884	\$ 10,066	\$ 10,251	\$ 10,440	\$ 10,632	\$ 10,829	\$ 11,029	\$ 11,233	\$ 11,441	\$ 11,653
Local Tax Reimbursement	\$ 301,864	\$ 11	\$ 23	\$ 35	\$ 46	\$ 58	\$ 70	\$ 83	\$ 95	\$ 107	\$ 120	\$ 132	\$ 17,888	\$ 18,219	\$ 18,557
EGLE Eligible Activities	\$ 2,400	\$ 2,379	\$ 2,349	\$ 2,310	\$ 2,271	\$ 2,231	\$ 2,190	\$ 2,149	\$ 2,107	\$ 2,063	\$ 2,020	\$ 1,975	\$ 1,858	\$ 1,739	\$ 1,617
State Tax Reimbursement	\$ 1,188	\$ 21	\$ 30	\$ 38	\$ 39	\$ 40	\$ 40	\$ 41	\$ 42	\$ 43	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47
Local Tax Reimbursement	\$ 1,212	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 72	\$ 73	\$ 75
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 5,366	\$ 7,485	\$ 9,604	\$ 9,792	\$ 9,982	\$ 10,177	\$ 10,375	\$ 10,577	\$ 10,783	\$ 10,992	\$ 11,206	\$ 29,237	\$ 29,779	\$ 30,331

Table 3
Tax Increment Revenue Reimbursement Allocation Table
116 Rodd Street
Midland, MI

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTALS
	16	17	18	19	20	21	22	23	24	25	26	27	
	15	16	17	18	19	20	21	22	23	24	25	26	
Available Tax Increment Revenue (TIR)													
Total State Tax Capture Available	\$ 13,619	\$ 13,872	\$ 14,130	\$ 14,394	\$ 14,662	\$ 14,935	\$ 15,214	\$ 15,499	\$ 15,789	\$ 16,084	\$ 16,386	\$ 12,974	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,702	\$ 1,734	\$ 1,766	\$ 1,799	\$ 1,833	\$ 1,867	\$ 1,902	\$ 1,937	\$ 1,974	\$ 2,011	\$ 2,048		\$ 40,576
State TIR Available for Reimbursement to Developer	\$ 11,917	\$ 12,138	\$ 12,364	\$ 12,594	\$ 12,829	\$ 13,068	\$ 13,312	\$ 13,561	\$ 13,815	\$ 14,074	\$ 14,338	\$ 12,974	
Total Local Tax Capture Available	\$ 18,977	\$ 19,330	\$ 19,689	\$ 20,056	\$ 20,430	\$ 20,811	\$ 21,199	\$ 21,596	\$ 22,000	\$ 22,412	\$ 22,832	\$ 18,078	
Local TIR Available for Reimbursement to Developer	\$ 18,977	\$ 19,330	\$ 19,689	\$ 20,056	\$ 20,430	\$ 20,811	\$ 21,199	\$ 21,596	\$ 22,000	\$ 22,412	\$ 22,832	\$ 18,078	
Total State & Local TIR Available for Reimbursement to Developer	\$ 30,894	\$ 31,468	\$ 32,053	\$ 32,650	\$ 33,259	\$ 33,879	\$ 34,512	\$ 35,157	\$ 35,815	\$ 36,486	\$ 37,169	\$ 31,053	
DEVELOPER													
	\$ 373,501	\$ 342,033	\$ 309,980	\$ 277,330	\$ 244,071	\$ 210,191	\$ 175,679	\$ 140,522	\$ 104,708	\$ 68,222	\$ 31,053	\$ -	
MSF Eligible Activities	\$ 372,008	\$ 340,665	\$ 308,740	\$ 276,220	\$ 243,095	\$ 209,351	\$ 174,977	\$ 139,960	\$ 104,289	\$ 67,949	\$ 30,929	\$ (0)	
State Tax Reimbursement	\$ 11,869	\$ 12,090	\$ 12,315	\$ 12,544	\$ 12,778	\$ 13,016	\$ 13,259	\$ 13,507	\$ 13,760	\$ 14,017	\$ 14,280	\$ 12,922	\$ 295,817
Local Tax Reimbursement	\$ 18,901	\$ 19,252	\$ 19,611	\$ 19,976	\$ 20,348	\$ 20,728	\$ 21,115	\$ 21,509	\$ 21,912	\$ 22,322	\$ 22,741	\$ 18,006	\$ 301,864
EGLE Eligible Activities	\$ 1,494	\$ 1,368	\$ 1,240	\$ 1,109	\$ 976	\$ 841	\$ 703	\$ 562	\$ 419	\$ 273	\$ 124	\$ (0)	
State Tax Reimbursement	\$ 48	\$ 49	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 57	\$ 52	\$ 1,188
Local Tax Reimbursement	\$ 76	\$ 77	\$ 79	\$ 80	\$ 82	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 91	\$ 72	\$ 1,212
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 30,894	\$ 31,468	\$ 32,053	\$ 32,650	\$ 33,259	\$ 33,879	\$ 34,512	\$ 35,157	\$ 35,815	\$ 36,486	\$ 37,169	\$ 31,053	\$ 600,081
													\$ 640,657

ATTACHMENT A

Assessor Statement of Obsolescence

Obsolete Property Rehabilitation Act (OPRA)
Request by Monarch Associates LLC

Assessor Statement of Obsolescence

The building, that is the subject of this request, is located at 116 Rodd Street and was built in 1876. The property is positioned at the northeast corner of E. Main Street and Rodd Street and includes the original, three-story building and a later one-story addition. The building occupies the entirety of its 40 by 120 foot lot with a footprint of 4,800 square feet and a total floor area of 11,200 square feet. The ground floor of the building has been remodeled multiple times and used as commercial retail space for many years. The second and third floors were previously used by the International Order of Oddfellows (IOOF) for fraternal activities but have been unused for approximately 30 years. The second and third floors are completely unusable in their present condition. The obsolescence is evident in the lack of accessibility, modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards and the building lacks a fire suppression system. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

Hayla Ripley
Name of Assessor

Hayla Ripley
Assessor Signature

10/18/2023
Date

WHEREAS, at the November 8, 2023, meeting of the Midland Downtown Development Authority (DDA) the board unanimously supported the Brownfield Redevelopment Plan presented by Triterra / Monarch for the redevelopment of property located at 116 Rodd Street in Downtown Midland; and

WHEREAS, Triterra has presented Brownfield Plan Amendment #1 for the Oddfellow Hall Redevelopment Project located at 116 Rodd Street outlining additional abatement activities and costs that increase eligible activity costs from \$447,005 to \$640,055 and extends the duration of the plan from 23 years to 27 years.; and

WHEREAS, the developer is pursuing approval of a Brownfield Plan that provides for tax increment financing as a means to reimburse the developer for eligible costs; and

WHEREAS, these taxes are part of the DDA's current tax capture and the DDA must agree to forgo additional future tax capture on improvements to these parcels for a period of up to, but not to exceed, 27 years; now therefore

RESOLVED that the DDA hereby approves, in concept, the brownfield development agreement as presented and authorizes DDA Vice Chair Kevin Scorsone to sign the agreement document in its final form in consultation with the city attorney and city manager.

Presented to the Downtown Development Authority Board on July 10, 2024:

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Recused:

Vote:



**DDA Executive Committee Meeting
Minutes
Wednesday, July 3, 2024 ~ 2:00 p.m.
Grove Conference Room**

Attending: Kell, Moultrup, Scorsone **Staff:** Selina Harris

Absent: Ex-Officio Member Dustin Neumeyer, MDBA President

The minutes from the April 22, 2024 Executive Committee meeting were presented for approval. Scorsone moved approval, seconded by Moultrup. Minutes were approved.

Harris updated the committee on the two board vacancies. Julia Kepler was appointed in June to fill one vacancy. Interviews are currently being conducted to fill the remaining vacancy.

Harris updated the committee on various projects of the DDA.

Reviewed and set the DDA board agenda for the July 10, 2024 DDA Board Meeting.

Meeting adjourned at 3:00 p.m.

Next Executive Committee Meeting: Wednesday, September 4, 2024

DOWNTOWN DEVELOPMENT AUTHORITY
 Four-Year Terms
 Expire May 1

Sec. 30-6. Board of Directors

The Board of Directors shall be appointed by the City Manager subject to approval by the City Council. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. The Board shall consist of the chief executive officer of the City of Midland (City Manager) and 12 members. Appointments to fill a vacancy shall be made by the City Manager for the unexpired term only.

<u>Name</u>	<u>Occupation</u>	<u>TERM</u>		<u>Remarks</u>
		<u>Appointed</u>	<u>Expires</u>	
Barbeau, Paul	Dow – East End	01/07/2013	05/01/2025	
Brines, Robert “Bo”	Little Forks Outfitters	05/12/2003	05/01/2027	
Hyde, Britney	Huntington Bank	05/01/2023	05/01/2025	
Jones, Michael	Owner, Element Day Spa	02/01/2024	05/01/2027	
Kaye, Brad	City Manager	Tenure of Office		
Kell, David	Great Lakes Bay Const	01/07/2013	05/01/2025	
Kepler, Julia	Serendipity Road/Joyful Tantrum	05/01/2024	05/01/2028	
Lauderbach, Jonathan	Warner Norcross	05/18/2015	05/01/2026	
Malek, Jim	Retired	12/17/2018	05/01/2027	District Resident Representative
VACANCY			05/01/2028	Marty McGuire
Moultrup, Chris	Three Rivers Const	07/27/2020	05/01/2026	
Scorsone, Kevin	Tri Star Trust	01/2022	05/01/2025	Appointed DDA Representative to the MDBA
Stamas, Tony	MBA		05/01/2023	
Harris, Selina	DDA Exec. Director	Tenure of Office		

July 2024 DDA Board & Committee Assignments

Chair – Chris Moultrup

Vice Chair –Scorsone

Executive	Economic Sustainability	Joint Marketing	Budget
<i>This committee is comprised of the Chair, Vice Chair and subcommittee chairs. This committee sets the DDA Board agenda and manages large scale initiatives of the district</i>	<i>This committee reviews and recommends applications for the Downtown Midland Incubator Program and the Façade Program, and makes recommendation on economic sustainability initiatives for the district</i>	<i>This committee meets jointly with the Midland Downtown Business Association to make direct marketing and events for the district</i>	<i>This committee meets to review and recommend the DDA annual budget and budget-related initiatives</i>
<p>1. Chris Moultrup – Chair 2. Dave Kell 3. Kevin Scorsone</p> <p>Ex Officio Member Dustin Neumeyer (MDBA)</p>	<p>1. Kevin Scorsone – Chair 2. Bo Brines 3. Britney Hyde 4. Jon Lauderbach 5. Paul Barbeau 6. Chris Moultrup</p> <p><i>Chris Moultrup – plans to leave this committee by end of summer</i></p>	<p>1. Julia Kepler 2. Dave Kell 3. Jim Malek</p>	<p>1. Brad Kaye 2. Chris Moultrup 3. Tony Stamas</p>

No more than 6 members on one board to avoid quorum



DDA Economic Sustainability Committee

Minutes

Wednesday, June 26, 2024 at 3:00 p.m.

Attending: Paul Barbeau, Bo Brines, Chris Moultrup, Kevin Scorsone

Absent: Britney Hyde, John Lauderbach

The minutes from the April 24, 2024 Economic Sustainability Committee meeting were presented for approval. Barbeau motioned for approval, seconded by Moultrup. Minutes were approved.

Reviewed the Façade Application submitted by Tricia Crivac, Bookmarks, 126 Townsend Street. Barbeau motioned to recommend the application to the DDA board for final approval, seconded by Moultrup. Motion approved.

Harris updated the committee on the internal review of the Larkin Parking Structure. Discussed exterior signage options available based on zoning. Discussed visibility and removal of trees around the structure. Staff will issue a request for quotes for signage and tree removals.

Began review of the Downtown Midland Incubator Program

Harris provided updates on several downtown projects including: the DTM social district was permanently established by City Council on May 20; preparations and timeline for 2024 Pedestrian Plaza and what happens after 2024; status of the downtown restroom project; and the DDA Development and TIF Plan.

Committee discussed various downtown business changes and activities

Meeting adjourned at 4:30 pm

DDA Façade Application Receipt

Application Received From: Tricia Crivac, Bookmarks, 126 Townsend Street

Date Received: June 12, 2024

General Project Description: Flag mount projecting sign, internally lighted

Proposed Start Date: June 14, 2024

Proposed Completion Date: June 14, 2024

Total Amount of Project: \$5,894.21

	<u>Total</u>	<u>FIP Funding</u>
New vinyl signage (on existing awning)	\$5,894.21	\$2,947.10
Total:	\$5,894.21	\$2,947.10

Amount recommended for approval:

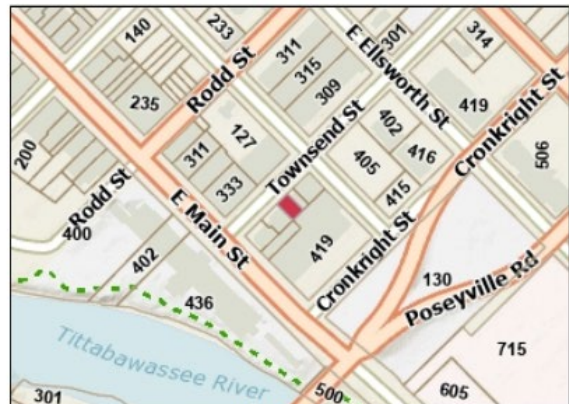
Grant \$2,947.10

Loan \$0

Property is in the DDA District	<u>YES</u>
Applicant is property owner	<u>NO</u>
Applicant is a business owner authorized to apply on behalf of property	<u>YES</u>
Applicant submitted eligible design renderings	<u>YES</u>
Applicant submitted detailed information on materials, colors, etc.	<u>YES</u>
Applicant submitted written estimates	<u>YES</u>
Applicant verified building/zoning codes are accurate	<u>YES</u>
Scheduled for ES Review on:	<u>July 2024</u>

STAFF RECOMMENDATION: Approval

This property received grant support in 2023 for vinyl graphic sign application on pre-existing awning; a \$544.76 project that was granted \$277.38 in façade support. Per the Façade guidelines, this property is eligible for up to \$4,722.62 in façade grant support.





DOWNTOWN DEVELOPMENT AUTHORITY FAÇADE PROGRAM APPLICATION

Date: 06.12.24

Name of Applicant: Tricia Crivac

Applicant Mailing Address: 2455 N Woodland Estates Dr. Midland 48640

Applicant Email: tricia@crivacbookkeeping.com

Applicant Phone Number: 989.948.3162

Project Address: 126 Townsend Street

Building Owner's Name & Contact Information: Fairmount Avenue Properties, LLC
1724 Old Mill Road, East Lansing, MI 48823

Project's Estimated Total Cost: 5894.21

Provide description of work and cost breakdowns by major categories, such as architectural fees, engineering fees, signs, awning, painting, repair, carpentry, electrical, etc.

Work to Be Done	Estimated Cost	Written Estimate Attached?	
<u>Create and install 3D sign</u>	<u>5894.21</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<u> </u>	<u> </u>	<input type="radio"/> Yes	<input type="radio"/> No
<u> </u>	<u> </u>	<input type="radio"/> Yes	<input type="radio"/> No
<u> </u>	<u> </u>	<input type="radio"/> Yes	<input type="radio"/> No
<u> </u>	<u> </u>	<input type="radio"/> Yes	<input type="radio"/> No
<u> </u>	<u> </u>	<input type="radio"/> Yes	<input type="radio"/> No
<u> </u>	<u> </u>	<input type="radio"/> Yes	<input type="radio"/> No

Identify façade amount requested and form of payment:

The façade program will provide up to \$5,000 in matching grant and up to \$10,000 in matching loan for eligible downtown properties every seven years. Please select the amount of your façade request and whether it will be as a grant, loan or combination of both.

Amount Requested (50% of estimate)

\$ 2947.10

\$

Form of Payment (circle preferred)

Façade Grant Façade Loan

Façade Grant Façade Loan

Proposed project start date : 06.14.24

Proposed project completion date: 06.14.24

tlc **Initial here** to indicate that you have attached one photograph of the existing building and a detailed color rendering of design plans including description of work and outlining the materials to be used along with other details of the project.

Identify name of person responsible for paying the initial invoices (contractors/purchases):
Bookmarks LLC - Tricia Crivac

Identify name of person to whom façade grant/loan reimbursement should be made:
Bookmarks LLC - Tricia Crivac

The undersigned applicant affirms that:

- The information submitted herein is true and accurate to the best of my (our) knowledge.
- I (we) have read I have read and understand the conditions of the DDA Façade Program and agree to its conditions and guidelines.

Signature of Applicant(s):

Tricia Crivac

Date: 06.12.24

Signature of property owner(s) if different than applicant:

Date: _____

Signature of person responsible for initial purchases and contractor costs:

Tricia Crivac

Date: 06.12.24

Signature of person to receive facade loan / grant payment(s):

Tricia Crivac

Date: 06.12.24





2611 Schuette Rd. Midland, MI 48642

Estimate

Date	Estimate #
3/27/2024	29033

Name / Address
Bookmarks 126 Townsend Midland, MI 48640

Customer Contact	
Customer Phone	Customer Fax

Terms	Project
50% deposit/Balance COD	

Description	Qty	Cost	Total
Flag Mount Projecting Sign Option 1: Internally lighted sign cabinet			
Overall sign size 32" tall x 35 5/8" wide x 4 1/2" deep Double Sided Hanging sign - Top Cabinet size: 8 3/4" tall x 35 5/8" wide x 4 1/2" deep Aluminum Channel Frame with top mounting holes and internal aluminum flat plate reinforcement - 1" Aluminum Channel reveal between cabinets - Bottom Cabinet size: 23" Diameter x 4 1/2" deep Mounted to above cabinet - Cabinet frames painted satin black - 1" F-Retainers removable for service - Flat white polycarbonate faces with translucent vinyl graphics - UL Listed, ON / OFF Safety switch, White perimeter LED lighting - Painted metal bracket with threaded rods to hold sign	1	4,985.10	4,985.10T
Installation: Install sign and bracket to building, connect to wires located within 10' of sign - Includes permits	1	610.00	610.00

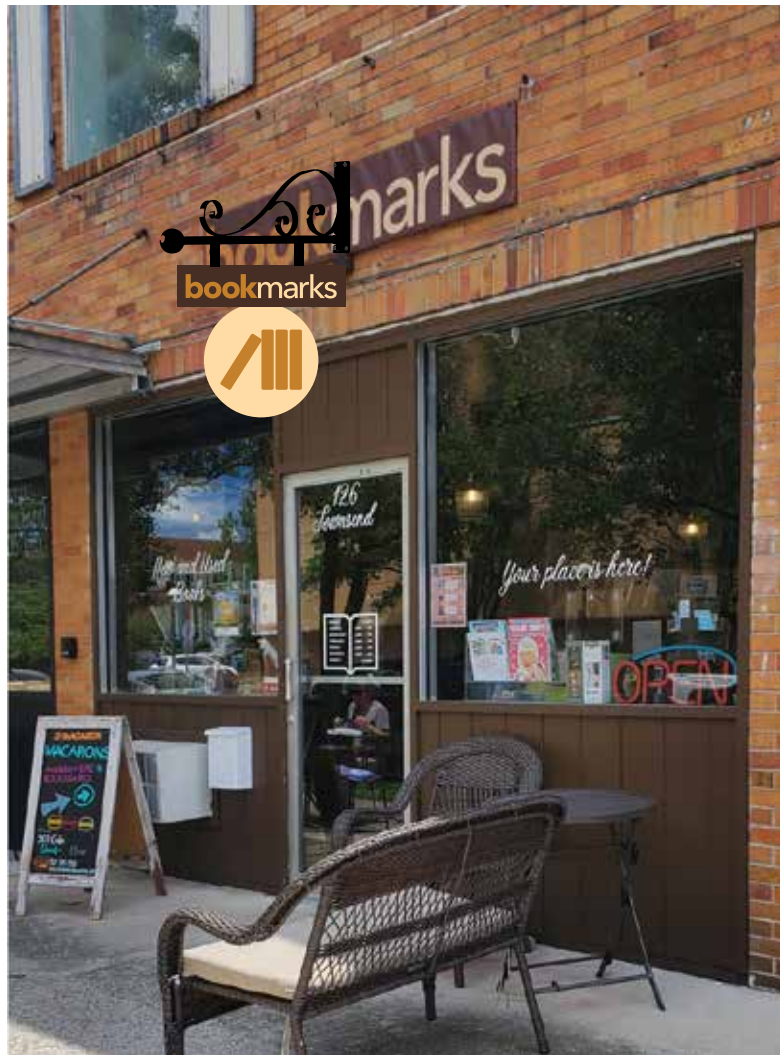
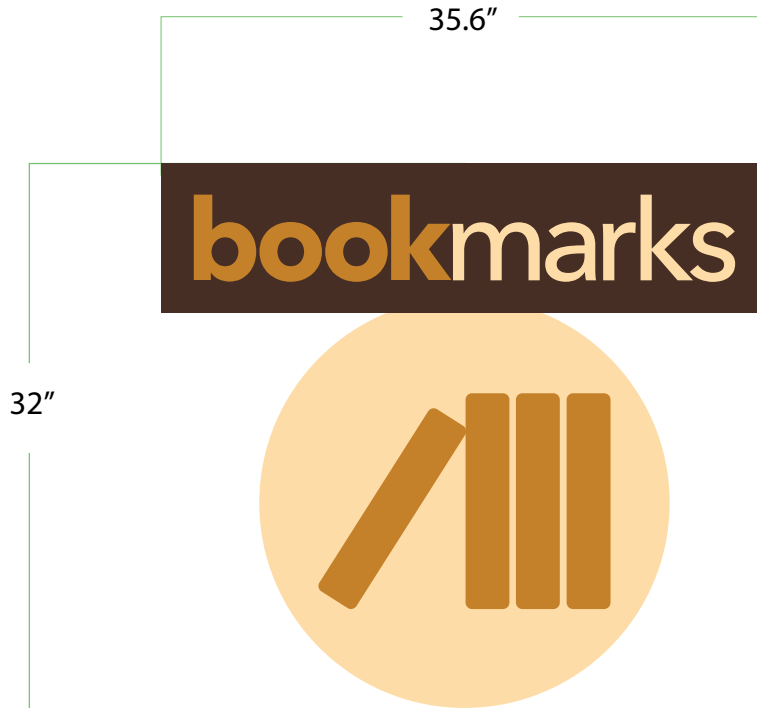
Subtotal	\$5,595.10
Sales Tax (6.0%)	\$299.11
Total	\$5,894.21

PLEASE MAKE CHECKS PAYABLE TO: MITCHART, INC. 2611 SCHUETTE RD. MIDLAND, MI 48642	CONTACT INFORMATION PHONE: 989-835-3964 FAX: 989-835-3262 TOLL FREE: 1-800-952-1972 E-MAIL: info@mitchartinc.com WEBSITE: www.mitchartinc.com
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Signature _____

Bookmarks 126 Townsend St.

Double sided Sandblasted HDU non-lighted sign





**Midland Downtown Business Association
Board Meeting Minutes
Thursday, May 9, 2024 ~ Pizza Sam's**

Attending: Buzzell, Johnson, Kepler, Levy, Lyons, Mundhenk, Neumeyer, Orvosh, Retzloff, Schefsky, Whitted, Wojda. **Not Attending:** Scorsone

The April 11, 2024 minutes were presented for approval. Wojda motioned for approval, seconded by Kepler. Minutes were approved.

The February 2024 Treasurer's report was presented for approval. Retzloff motioned for approval, seconded by Johnson. Treasurer's report was approved.

Neumeyer shared the results of the 2024 board election. The board is pleased to welcome back returning members Kepler and Wojda. New board member Abby Rainey will join the board. Chris Whitted is leaving the board after 14 years of service to the Midland Downtown Business Association. The 2024-25 board leadership will be discussed at the June meeting.

Harris provided an update on the 2024 SARA renewal. Harris presented the revised budget for 2024-25. Buzzell moved for approval, seconded by Schefsky. The 2025 budget will go into effect July 1, 2024.

Harris updated the board on several projects including the downtown restrooms, riverfront redevelopment and the DDA long range strategic plan.

Reviewed the agenda for the May 22 All Businesses meeting.

Reviewed upcoming events including Art Fair (June 1-3), Pedestrian Plaza transition (May 3) and the kickoff to the Commons Live Music Series (June 7).

Reviewed the Spring Fever event held May 4. Kepler and Whitted said that they were busy that day.

Meeting adjourned at 9:18 a.m.